

003.0

0003

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,074,000 / 1,074,000

ASSESSED:

1,074,000 / 1,074,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
22-24		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NAPOLI JAMES J & CATHLEEN M/TR	
Owner 2: JAMES NAPOLI TR & CATHLEEN TR	
Owner 3:	

Street 1: 158 SEWALL AVENUE

Street 2:

Twn/City: WINTHROP

St/Prov: MA Cntry Own Occ: N

Postal: 02152 Type:

PREVIOUS OWNER

Owner 1: NAPOLI JAMES J & CATHLEEN M -

Owner 2: -

Street 1: 22-24 MELROSE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2952 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
105	4500.000	624,500	5,500	444,000	1,074,000						2945	
Total Card	0.103	624,500	5,500	444,000	1,074,000		Entered Lot Size				GIS Ref	
Total Parcel	0.103	624,500	5,500	444,000	1,074,000		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	363.82	/Parcel:	363.82	Land Unit Type:				Insp Date	

08/11/17	1294!
Prior Id # 1:	2945
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	18:18:10
LAST REV	
Date	Time
10/27/17	07:33:15

PRIOR ID # 1:	2945
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAPOLI JAMES J	1364-76		1/14/2009	Family		1	No	No	
NAPOLI JAMES J	1211-24		9/14/1999	Family		1	No	No	
	866-61		8/29/1975		52,000	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/11/2017		MEAS&NOTICE							HS	Hanne S													
5/5/2009		Measured							163	PATRIOT													
8/9/2001		Sketch Only							PM	Peter M													
4/11/2001		Inspected							PM	Peter M													
9/21/1999		Mailer Sent																					
9/21/1999		Measured							264	PATRIOT													
8/28/1993									KT														

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH																																																																																																																					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Good																																																																																																																														
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:																																																																																																																															
(Liv) Units:	3	Total: 3		3/4 Bath:		Rating:																																																																																																																															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																															
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																																															
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																																															
Sec Wall:		%		OthrFix:		Rating:																																																																																																																															
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID																																																																																																																													
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Good	1st Res Grid Desc: Line 1 # Units 2																																																																																																																													
Color:	beige			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O																																																																																																																													
View / Desir:				Fpl:		Rating:		Other																																																																																																																													
GENERAL INFORMATION				WSFlue:		Rating:		Upper																																																																																																																													
Grade: C - Average				CONDOS INFORMATION				Lvl 2																																																																																																																													
Year Blt:	1930	Eff Yr Blt:		Location:				Lvl 1																																																																																																																													
Alt LUC:		Alt %:		Total Units:				Lower																																																																																																																													
Jurisdict:		Fact: .		Floor:																																																																																																																																	
Const Mod:				% Own:																																																																																																																																	
Lump Sum Adj:				Name:																																																																																																																																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL																																																																																																																								
Prim Int Wal	2 - Plaster			Functional:		%		Interior:		2	5	2																																																																																																																									
Sec Int Wall:		%		Economic:		%		Additions:		1	3	1																																																																																																																									
Partition:	T - Typical			Special:		%		Kitchen:																																																																																																																													
Prim Floors:	3 - Hardwood			Override:		%		Baths:																																																																																																																													
Sec Floors:		%		Total:	18.6	%		Plumbing:																																																																																																																													
Bsmnt Flr:				CALC SUMMARY				Electric:																																																																																																																													
Subfloor:				Basic \$ / SQ: 180.00				Heating:																																																																																																																													
Bsmnt Gar:				Size Adj.: 1.00569105				General:																																																																																																																													
Electric:	3 - Typical				Const Adj.: 0.98990101				COMPARABLE SALES																																																																																																																												
Insulation:	2 - Typical				Adj \$ / SQ: 179.196				Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																								
Int vs Ext:	S				Other Features: 162500																																																																																																																																
Heat Fuel:	2 - Gas				Grade Factor: 1.00																																																																																																																																
Heat Type:	5 - Steam				NBHD Inf: 1.00000000																																																																																																																																
# Heat Sys:	3				NBHD Mod:																																																																																																																																
% Heated:	100	% AC:			LUC Factor: 1.00																																																																																																																																
Solar HW:	NO	Central Vac:		NO	Adj Total: 767178					Juris. Factor:		Before Depr:	179.20																																																																																																																								
% Com Wal		% Sprinkled:			Depreciation: 142695					Special Features:	0	Val/Su Net:	134.47																																																																																																																								
					Depreciated Total: 624483					Final Total:	624500	Val/Su SzAd:	211.55																																																																																																																								
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																																																																																																																	
SPEC FEATURES/YARD ITEMS																PARCEL ID 003.0-0003-0027.0																																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																				
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	105			5,100		5,100																																																																																																																				
19	Patio	D	Y	1	10X10	A	AV	1980	6.00	T	31.2	105			400		400																																																																																																																				
More: N				Total Yard Items:				5,500	Total Special Features:								Total:	5,500																																																																																																																			
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